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Attempting to lay down the principles underlying the law of fixtures, and to demonstrate that they form a consistent and easily comprehensible body of rules.

7 Colum. L. Rev. I.

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liability for his torts. 4 Commonwealth L. Rev. 3.

II. BOOK REVIEWS.

Courts and Procedure in England and in New Jersey. By Charles H. Hartshorne. Newark, N. J.: Toney & Sage. 1905. pp. xi, 233. 12mo.

The articles contained in this book were published in the New Jersey Law Journal during the discussion of proposed amendments to the constitution making a slight change in the judicial system of the state. Mr. Hartshorne's object was to defeat the proposed plan with the purpose of bringing about a much more radical change, and most of these articles were published for the purpose of showing that the existing system was antiquated, intricate, and inefficient, and also that there were in other states and in England systems that were more simple, more direct, and better adapted to the administration of justice under modern conditions. It is the plans adopted in England, Massachusetts, and Connecticut that are chiefly used as examples for the reform which

he insisted should be made in New Jersey.

The courts of New Jersey retain the names and the functions of the old English courts from which they were derived. Equity jurisdiction remains in the Court of Chancery, and common law rights are enforced by several different courts of law. Mr. Hartshorne insists upon the unification of the courts and on doing away with the exclusive division of jurisdiction between district courts, and gives many illustrations from New Jersey cases of delay and failure of justice because a suit begun in one court should have been brought in another or could not be fully determined without resort to another. He makes a tabular comparison of several different judicial systems and gives a clear account of the

English courts and their procedure.

To lawyers of New Jersey, familiar with the practical working of their systems, the difficulties stated so earnestly by Mr. Hartshorne appear to be overestimated and his objections theoretical rather than practical. If there are many courts with many ancient names, it is only because the judges in exercising various kinds of jurisdiction are called by the names of the old English courts by which these different jurisdictions were exercised. The bar of New Jersey is not unobservant of the changes that have been made in other states and in England in having one form of procedure and one court for law and equity, but the great majority of its members are firmly convinced by observation of other systems and experience with their own, that both law and equity, so long as the two systems exist with different principles and different remedies, are more safely and more exactly administered by different modes of procedure and by judges specially trained and experienced in the different systems. They do not think it prudent to give the great powers of the chancellor to every county judge. They think it best that counsel should understand the distinction between legal and equitable principles and remedies, and should be careful to know what his rights and remedies are before he brings his suit, and they believe that in practice there is little more delay because of going into the wrong court than because of mistakes in the choice of the remedy.

The proposed amendment to the constitution which Mr. Hartshorne criticised was defeated at the polls, and a new plan has now been suggested by a commission appointed by the governor. The new plan retains the systems of law and equity with separate modes of precedure and trial as heretofore, but it does unify the courts by making one supreme court with several divisions and it does make provision for the transfer of cases from one division to another. By this means it removes the defect in the present system which was the subject of Mr. Hartshorne's most vigorous criticism. E. Q. K.

A Manual of the Principles of Equity. By John Indermaur. Sixth Edition. London: Geo. Barber. 1906. pp. xxxii, 597.

This manual is divided into three parts. The first tells about the origin of the Court of Chancery and its substitute effected by the Judicature Act of 1873. In an intervening chapter, twelve "maxims" of equity are stated and briefly illustrated. Part two deals with matters specially assigned by the Judicature Act to the Chancery Division of the High Court, and forms the bulk of the book. The third part devotes about one hundred and fifty pages to some doctrines which originated in equity and are still classed under its jurisdiction, though not covered specially by the statute of 1873. In an appendix, five important English statutes are printed. The book contains, further, a short preface by the editor of this edition, Charles Thwaites; a table of contents; an index of